



**CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION**

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PLANNING COMMISSIONERS

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|---------------------------------|---------------------------------|
| Joseph H. Mueller, Chair | Susan Koepp-Baker, Commissioner |
| John Moniz, Vice Chair | Robert Benich, Commissioner |
| Robert E. Escobar, Commissioner | Wayne Tanda, Commissioner |

PLANNING COMMISSION MEETING

OCTOBER 12, 2010

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

PLANNING COMMISSION AGENDA

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OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

ORDERS OF THE DAY

MINUTES: September 28, 2010

PUBLIC HEARINGS:

- 1) 15 Minutes **SUBDIVISION AMENDMENT, SDA-04-13B/ZONING APPROVAL AMENDMENT, ZAA-04-16B: BARRETT-ODISHOO:** A request to amend the currently approved precise development plan and subdivision approval for the Villas of San Marco project located on the south west corner of the intersection of Barrett Ave. and San Ramon Dr. The requested amendment to the subdivision would alter lot sizes and the requested amendment to the precise development plan would incorporate five additional units into the project master plan. (APN 817-33-089)

Recommendation: Re-Open public hearing/Adopt Resolution recommending approval.

- 2) 20 Minutes **USE PERMIT AMENDMENT, UPA-95-01B: W. THIRD-VERIZON:** The applicant requests a Conditional Use Permit Amendment to allow for wireless telecommunications service upgrades by replacing two antennas with four antennas on an existing monopole (#1) and replacing one other antenna with two antennas on another existing monopole (#2). The site ("Nob Hill") is located off of W. Third Street in a RE-100,000 zoning district (APN 767-08-008)

Recommendation: Open public hearing/Adopt Resolution recommending approval.

OTHER BUSINESS:

- 3) 30 Minutes **PRELIMINARY DESIGN FOR THE FIRST PHASE DOWNTOWN MIXED-USE PROJECT:** Staff is requesting the Planning Commission review and provide comments to the Redevelopment Agency Board concerning Barry Swenson builder's Preliminary Design for the first phase Downtown Mixed-Use Project.

Recommendation: Review and provide comments.

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- 4) **10 Minutes** **SCHEDULE FOR REVIEW OF PROJECT APPLICATIONS FOR THE UPCOMING RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION:**

Recommendation: Approve schedule by minute action

- 5) **10 Minutes** **MULTI-FAMILY VACANCY RATE REPORT:** Biannual review of apartment vacancy rate as required in accordance to the Morgan Hill Municipal code, Chapter 17.36.

Recommendation: Approve Multi-Family Vacancy Report by minute action, with recommendation to forward to City Council for approval.

- 6) **5 Minutes** **HOLIDAY MEETING SCHEDULE:**

Recommendation: Review and discuss meeting schedule for November and December.

TENTATIVE AGENDA FOR THE OCTOBER 26, 2010 MEETING:

- GPA-10-04/ZA-10-02/EA-10-11: E. Dunne-CVS
- UP-10-07: Technology-Mind Body Motion
- RDCS Quarterly Report

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Deputy City Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)